Public Facilities

GOAL FOR 2020

Provide sufficient, attractive and safe public facilities accessible to all Californians.

"The widespread adoption of sustainable building principles would result in significant long-term benefits to the California environment, including reductions in smog generation, runoff of water pollutants to surface and groundwater sources, the demand for energy, water and sewage treatment services and the fiscal and environmental impacts resulting from the expansion of these infrastructures…I do hereby establish a state sustainable building goal and issue this order to become effective immediately."

—Governor Gray Davis, Executive Order D-16-00, August, 2000.

Today's Issues

Public facilities are the places where government performs its most essential function—service to people.

DEFERRED MAINTENANCE AND FUTURE CAPACITY NEEDS

A significant proportion of California public buildings—including courts, health care facilities, libraries, museums and public office buildings—was built in the mid-twentieth century. These facilities are suffering from years of deferred maintenance due to limited and inconsistent State and county funding. This is especially true for historic public buildings. Beyond the need to maintain and preserve our current inventory, additional capacity will also be required to meet the needs of growth and to provide access to services in currently underserved areas. The Department of General Services estimates that over the next 10 years, up to 6 million square feet of additional space will be needed by the State to provide public services. The Joint Task Force on Court Facilities estimates another 5.8 million square feet of court space is needed over the next 20 years.

MODERN BUILDING REQUIREMENTS

Societal changes and the new economy are changing facilities requirements. Public facilities serve as anchors of our communities, and as such, building design and the inclusion of art and other aesthetic qualities contribute to community culture and identity. An aging population will demand a variety of access options for services and

"Thoughtful planning for the construction and financing of safe, accessible courthouses is critical to the public's trust and confidence in the fair accessible administration of justice…Today, California has a wonderful opportunity to shape our justice system for the next century in a way that will meet the needs of our growing and increasingly diverse population by fostering strengthened public safety, family stability and an environment conducive to economic growth."

Chief Justice Ronald George,
Commissioner
California Supreme Court

Some California Public Facilities Facts:

- **The State owns, leases and operates over 200 million square feet of office and warehouse space, excluding trial courts, state correctional facilities and higher education.**
- **California State government expends more than $600 million annually for energy, water and waste disposal costs to operate its buildings.**
- **The median age of state office and warehouse facilities is approximately 20 years old.**
- **Nearly three-quarters of the State's courthouses were built prior to 1980 and over half were built before 1970.**
- **Only 45% of California courts' usable area is located in buildings rated functionally and physically adequate by the Joint Task Force on Court Facilities.**
- **There is a $2 billion backlog in required maintenance and modernization for the State's libraries.**
- **It is estimated that earthquake retrofitting will cost California's 473 hospitals $5–10 billion over 10 years.**

PHOTO CREDIT: D. McCULLOH/GEOGRAPHICS

Riverside County Courthouse and joint-use facility in Riverside, California

CASE STUDY

Funding Public Facilities: California Infrastructure and Economic Development Bank

The Bank provides financing through its Infrastructure State Revolving Fund Program to serve the diverse infrastructure and public improvement needs of local government entities. To date, 14 projects totaling $99 million have been approved. Successful applicants have included cities, counties, redevelopment agencies, a charter school, a flood control district, ports, and an airport district. Projects have included: police headquarters, a community center, storm drainage and flood control, water supply, technology infrastructure for research and business parks, city streets and a performing arts educational facility. There will be substantial impacts from leveraging state resources including the potential for over 6000 new jobs, environmental benefits, and increased provision of public services.

Source: California Infrastructure & Economic Development Bank

have increased needs for mobility when using public buildings. Hospitals and health-care facilities must be prepared to serve more patients and deliver services with new technologies and practices. The services provided by public facilities have changed as well. For example, the nature of court caseloads requires an environment which ensures cultural sensitivity, accommodation of increasingly complex litigation matters involving technologies and scientific evidence and the provision of social services such as drug counseling.

As our ongoing transformation into an information-based society continues, public servants will increasingly use new technologies and engage in new working models. Buildings must be equipped with reliable connectivity to information and communications, and re-configurable space to support team-based activities and joint-use capabilities. It is not possible to fully anticipate all future facility needs. Therefore, we need to build flexible, high performance, physical environments. To achieve operational efficiencies and full utilization of public buildings, new building practices and techniques must be adopted. High performance and green building technologies provide an opportunity to make better use of our resources, such as energy, materials and water, and reduce operating costs.

SAFETY

Since the main function of public facilities is service to people, government has a special responsibility to ensure that these facilities are safe for employees and users. For example, due to the age and condition of many public buildings, there is significant safety risk from earthquakes in seismic zones. Most hospitals, especially in rural areas, are struggling to meet unfunded, but mandated, modernization requirements of the Earthquake Safety Law of 1994. It is estimated that one-half to three-quarters of the state's hospitals will not be able to obtain financing for these modifications in the

PHOTO CREDIT: LOCAL GOVERNMENT COMMISSION

City Hall, Suisun, California

"Green building incorporates… high efficiency design for energy, water, waste and lighting systems, deployment of alternative energy strategies, use of recycled and recovered building materials, improved indoor air quality and natural lighting, and parking facilities for electric vehicles, carpools and bicycles."

Capital Area East End Complex Project Overview, Sacramento, California

financial markets. California courts also have significant safety issues. Facilities need to be modified to provide separate circulation of prisoners, staff, jurors and the public. Overall, there is increased demand for structurally sound, more accessible, healthier and safer indoor environments. Indoor environmental quality has also been linked to worker productivity and health. For example, the U.S. Environmental Protection Agency ranks indoor air quality among the top five environmental risks to public health. If these health and safety issues are not addressed, there will be a potential for increased insurance and liability issues.

Actions Taken

- **In 2000, the Governor signed Executive Order D-16-00 to facilitate the incorporation of sustainable building practices into the construction and management of state facilities.**
- **In 2000, the Governor, the Legislature and the voters passed a $350 million bond for public library construction and renovation (Proposition 14), which gives preference to library projects that pursue joint-use with schools.**
- **The California Infrastructure and Economic Development Bank has received $230 million dollars in general funds to provide loans for construction of local public facilities. These funds will leverage approximately $565 million in loans.**
- **In 2000, the California Integrated Waste Management Board initiated a "green building" construction grant program, which allocated almost $800,000 in funding to 16 projects for planning and construction of local government facilities.**
- **The State Judicial Council implemented single-source state funding of the courts allowing statewide policies to drive budget priority.**
- **On June 1, 2000, California's new energy efficient building standards went into effect. These standards are considered the most energy efficient building standards in the world, which will save an estimated 200 megawatts per year for the first five years, and 1000 megawatts per year thereafter.**
- **The California State and Consumer Services Agency, in cooperation with the California Arts Council, has initiated the "Excellence in Public Buildings Initiative" to improve the process to design, construct and deliver quality buildings. This effort includes integrating art into the earliest stages of the design process.**
- **In October 2000, the Governor appointed an interagency task force to coordinate implementation of the Americans with Disabilities Act (ADA), including the use of funds for architectural barrier removal in State-owned buildings.**

"State government must lead by example and begin the process of altering the way we currently design and construct our buildings. This new process must look at a building's costs over its lifetime and include such features as energy efficiency and increased employee health and productivity. It must also promote excellence in public architecture through the incorporation of the arts, sustainability, accessibility and community integration as key elements."

Aileen Adams, Secretary
California State and Consumer Services Agency

PHOTO CREDIT: MARY ANN SULLIVAN

Public facilities reflect community values: The San Juan Capistrano Library, modeled after the San Juan Capistrano Mission, California

CASE STUDY

Telemedicine: University of California, Davis Health System (UCDHS) Sacramento, California

The UCDHS Telehealth Program seeks to improve health care in rural communities using telecommunications and technological solutions. UC Davis partners with more than 50 remote sites, such as community hospitals and clinics, primarily in Northern and Central California to provide residents and their physicians with access to specialized medical care and education. The Telehealth Program uses high-speed data lines linked to video units at the UC Davis Medical Center to allow physicians and patients to have a live interactive consultation with a UC Davis specialist by simply dialing him or her up on video. The program provides expert consultation in over 30 different clinical specialties. The program also provides radiology consultation through imaging technologies, real-time remote monitoring of patient vitals, interactive monitoring from the home, and distance education to healthcare providers.

Source: University of California, Davis Health System (UCDHS)

Investing for California's Future

The Commission has identified the following priorities for meeting our public facilities needs:

- *Aggressively reducing our maintenance backlog*
- *Designing, siting and constructing public facilities more efficiently; employing techniques such as joint-use, high performance design, energy and resource efficient practices and public-private partnerships*
- *Expanding capacity through e-Government and other non-physical options*
- *Using public facilities to serve as anchors to community development, revitalization and the enhancement of civic life through better planning and design with community participation*

Recommended Options

The following recommended options will help achieve our priorities:

FINANCING AND FISCAL POLICY

- Wherever possible, site public facilities near public transit.
- Fully fund the public facilities called for in AB 1473 the Capital Budget Planning process.
- Maximize revenue generation from public facilities using a fully inventoried database of State assets.
- Mandate lifecycle costing, as opposed to lowest initial cost, in the funding of public buildings.

PHOTO CREDIT: UNIVERSITY OF CALIFORNIA DAVIS HEALTH SYSTEM

The University of California Davis Medical Center in Sacramento, California

IMPROVED PLANNING

- Compile and maintain a usable inventory of State assets.
- Develop long-range facilities strategic planning that incorporates whole-building approaches and lifecycle costs.
- Provide incentives for adoption of high performance and green building technologies by the public and private sectors.

BARRIER REMOVAL

- Develop policies and practices to expand the use of "green building" techniques, such as the use of "green accounting," to make sustainable investments financially attractive and promote adoption of performance metrics that demonstrate benefits.
- Address procurement and leasing policies that limit the ability of the State to specify certain building elements and/or requirements.
- Remove the mandate for seismic retrofits for hospital facilities that are not located in seismic zones.

IMPROVED IMPLEMENTATION AND USE

- Develop and implement comprehensive programs to aggressively reduce deferred maintenance backlogs, addressing special needs such as hospital seismic retrofits and unique requirements of trial courts.
- Increase leverage of State dollars through joint-use, lease purchase and public-private partnerships.
- Provide incentives for widespread implementation of Executive Order D-16-00, The Sustainable Building Initiative, as a model for the private sector and local governments.
- Develop artistic quality standards and aesthetic considerations for public buildings.
- Focus public facilities development and leasing in existing commercial and mixed-use districts to assist with community revitalization.
- Utilize e-Government and mobile facility initiatives to increase capacity and accessibility of government services, especially to rural areas (e.g., mobile units for health care).
- Use technology and private sector models to benchmark, monitor and diagnose building systems performance for resource usage.
- Develop and implement statewide building performance and construction standards, as well as energy codes for the design, construction, operation and maintenance of state facilities.
- Include high performance design and building techniques in higher education architecture and engineering system curricula.

CASE STUDY

Green Building for the Private Sector: Conde Nast Building, New York City

The Conde Nast Building at Times Square has galvanized the green building movement in New York City. This is the tallest green building in the country. It uses fuel cells and solar panels to produce clean power and has an advanced air pollution filtration system. Following on the success of the building, the State of New York passed a green building tax credit in 2000, for a total of $25 million through 2009, with the Real Estate Board and the Natural Resources Defense Council playing a major role in its passage. This is the first state tax credit for environmentally sustainable buildings. According to the architect, "For a relatively limited investment of public funds, New York has made a wide field of developers, architects and engineers aware of sustainable building techniques."

Source: Urban Land Institute, "Multifamily Trends," Spring 2001

PHOTO CREDIT: LOCAL GOVERNMENT COMMISSION

The Turtle Bay Museum Visitor's Center South in Redding, California was constructed using straw bale construction techniques